

APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # ~~0000320036~~ 2009-0007

PROJECT NAME: PICKETT'S Ridge - Phase II

PROPERTY LOCATION: 1101 FINLEY LANE (1102-completed JUNE 2007)
PARTIAL AS BUILT.

TAX MAP REFERENCE: 039.01-02-40

ZONE: _____

APPLICANT Name: OLD (039.01-02-05)
SUTTON BUILDING CORPORATION

Address: 1/0 DUNCAN BLAIR SQUARE - 524 KING STREET
ALR 22314

PROPERTY OWNER Name: PICKETT'S Ridge 503 LLC
6000 9 AVE SUTTON

Address: 1/0 DUNCAN BLAIR SQUARE - 524 KING STREET
ALR 22314

SUMMARY OF PROPOSAL: TO EXTEND THE SUP FOR 5 YEARS.

MODIFICATIONS REQUESTED: N/A

SUP's REQUESTED: SUP EXTENSION TO BUILD REMAINING
LEGALLY RECORDED OUTLOT

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his knowledge and belief.

Print Name of Applicant or Agent

Signature

1/0 DUNCAN BLAIR SQUARE
524 KING STREET

Mailing/Street Address

Telephone #

Fax #

City and State

Zip Code

Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____

Received Plans for Completeness: _____

Fee Paid & Date: \$ _____

Received Plans for Preliminary: _____

DSP#2009-0007
~~200800031~~

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All applicants must complete this form.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is the (check one):

☒ Owner ☐ Contract Purchaser

☐ Lessee ☐ Other: _____

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

SUTTON BUILDING CORPORATION

ANN & GREG SUTTON 100%

PICKENS RIDGE 503 LLC

ANN & GREG SUTTON 100%

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☒ Yes. Provide proof of current City business license

DUNCAN BLAIR

☐ No. The agent shall obtain a business license prior to filing application, if required by the City Code.

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

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NARRATIVE DESCRIPTION

2. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 4-7.
(Attach additional sheets if necessary)

Sutton Building Corporation, a Virginia corporation (the "Applicant") is requesting a 5 year extension to DSUP 2003-0036, which involved the subdivision of a 2.0 acre tract of land, more or less, located at 1101 and 1102 Finley Lane (formerly known as 3 Buzzard's Gap (the "Property"). The "Property" has been subdivided into two lots, 1101 Finley Lane (Lot 503 Pickett's Ridge Phase II) and 1102 Finley Lane (Lot 504 Pickett's Ridge Phase II). A home has been built and sold on 1102 Finley Lane (Lot 504 Pickett's Ridge Phase II). Virtually all the utilities and physical site improvements have been completed with the exception of those directly related to home construction on 1101 Finley Lane (Lot 503 Pickett's Ridge Phase II).

Due to the adverse economic conditions and the fact that all site improvements are virtually completed this extension request is for a minimum of 5 years.

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3. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

No Change From DSUP - 2003-0036

4. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).

No Changes From DSUP - 2003-0036

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
<u>No Change From DSUP - 2003-0036</u>			

6. Describe any potential noise emanating from the proposed use:

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.

No Change From DSUP - 2003-0036

- B. How will the noise from patrons be controlled?

No Change From DSUP - 2003-0036

7. Describe any potential odors emanating from the proposed use and plans to control them:

No Change From DSUP - 2003-0036

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8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

No Change From DSUP - 2003-0036

B. How much trash and garbage will be generated by the use?

No Change From DSUP - 2003-0036

C. How often will trash be collected?

No Change From DSUP - 2003-0036

D. How will you prevent littering on the property, streets and nearby properties?

No Change From DSUP - 2003-0036

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

No Change From DSUP - 2003-0036

10. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

No Change From DSUP - 2003-0036

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11. What methods are proposed to ensure the safety of residents, employees and patrons?

No Changes From DSUP 2003-0036

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes. ☐ No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

No Changes From DSUP 2003-0036

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

No Changes From DSUP 2003-0036

- B. How many parking spaces of each type are provided for the proposed use:

_____ Standard spaces

_____ Compact spaces

No Changes From DSUP 2003-0036

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_____ Handicapped accessible spaces.

_____ Other.

- C. Where is required parking located? (check one) ☐ on-site ☐ off-site.

If the required parking will be located off-site, where will it be located:

No Change from DSUP 2003-0036

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

14. Provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? No Change from DSUP-2003-0036

- B. How many loading spaces are available for the use? No Change from DSUP 2003-0036

- C. Where are off-street loading facilities located? No Change from DSUP-2003-0036

- D. During what hours of the day do you expect loading/unloading operations to occur?

No Change from DSUP-2003-0036

- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

No Change from DSUP-2003-0036

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15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

No Change from DSUP 2003-0036